

City of Suffolk HISTORIC LANDMARKS COMMISSION



August 10, 2023

**THE REGULAR MEETING
OF THE
HISTORIC LANDMARKS COMMISSION
WILL BE HELD AT 9:00 A.M. IN
CITY COUNCIL CHAMBERS
CITY HALL BUILDING**

**Note: If You Cannot Attend This Meeting,
Please Notify the Planning Division
by 12:00 Noon,
Wednesday, August 9, 2023
(757) 514-4060**

**PREPARED BY THE CITY OF SUFFOLK
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

DIVISION OF PLANNING



AGENDA

Historic Landmarks Commission Meeting

Thursday, August 10, 2023

9:00 A.M.

-
- I. Call to Order
 - II. Roll Call
 - III. Approval of the Minutes
 - IV. New Business
 - A. **Request for Certificate of Appropriateness HLC2023-00009**, submitted by Tom Chow, applicant and agent for Heath Kindle, Clearview Homes VA, LLC, property owner, for exterior alterations of property located at 116 S. Broad Street. The property is further identified as Zoning Map Number 34G16(6)A*11, Suffolk Voting Borough, zoned RM, Residential Medium Density zoning district, and HC, Historic Conservation Overlay District.
 - B. **Request for Certificate of Appropriateness HLC2023-00013**, submitted by Katie Paulson, applicant and agent for Joseph Waldo, The Elliott Apartments, LLC, property owner, for exterior alterations of property located at 181 N. Main Street. The property is further identified as Zoning Map Number 34G18(A)*324, Suffolk Voting Borough, zoned CBD, Central Business District zoning district, and HC, Historic Conservation Overlay District.
 - V. Old Business
 - A. **REQUEST FOR CERTIFICATE OF APPROPRIATENESS HLC2023-00005**, submitted by Karen Tew, High Tide, property owner, for exterior alterations at property located at 130 Commerce Street. The property is further identified as Zoning Map 34G18, Block A, Parcel 246, zoned CBD, Central Business District zoning district, and HC, Historic Conservation Overlay district. **WITHDRAWN**
 - VI. Staff Reports
 - A. Property Maintenance Update
 - B. Zoning Update
 - C. Historic District Guidelines
 - D. Administrative Approvals

VII. Announcements

- A. Appeal of HLC2023-00010 – 111 Linden Avenue
- B. National Alliance of Preservation Commission Training

VIII. Adjournment



MINUTES
HISTORIC LANDMARKS COMMISSION
July 13, 2023
9:00 A.M.

The regular meeting of the Historic Landmarks Commission was held on Thursday, July 13, 2023, at 9:00 a.m., in the Council Chambers of Suffolk City Hall, 442 W. Washington Street, Suffolk, Virginia, with the following persons present:

MEMBERS PRESENT:

George Bailey
William Bissell
Susan Coley
Dr. Keith Emerson
Oliver Hobbs
Edward King
Kristy McCormally
Brian Shaffer
Vivian Turner

STAFF:

Keith Cannady, Comprehensive Planning Manager
Erin Dears, Planner I
Sean Dolan, Assistant City Attorney
Jennifer Cobb, Zoning Administrator
Susan Dillard, Property Maintenance Official
Stacey Turner, Planning Technician

The meeting was called to order by Chairman Hobbs. The roll was called by Stacey Turner, and Chairman Hobbs was informed that a quorum was present. Chairman Hobbs recognized Mrs. Kristy McCormally who joins the Commissioners on the dais.

APPROVAL OF THE MINUTES: The minutes of the previous meeting were approved as presented.

ELECTION OF OFFICERS: Commissioner King nominated Mr. Hobbs as Chairman. That nomination was seconded by Vice Chairman Bailey. As there was only one nomination, Mr. Hobbs was selected by default.

Commissioner Turner nominated Mr. Bailey as Vice-Chairman. That nomination was seconded by Commissioner Shaffer. As there was only one nomination, Mr. Bailey was selected by default.

OLD BUSINESS:

Request for Certificate of Appropriateness HLC2023-00010, submitted by Hugh L. Eure, Jr., applicant, on behalf of H. Eure Properties, Inc., property owner, for exterior alterations at property

located at 111 Linden Avenue. The property is further identified as Zoning Map Number 34G16(A)*18, Suffolk Voting Borough, zoned RM, Residential Medium Density zoning district, and HC, Historic Conservation Overlay District.

The staff report was delivered by Erin Dears, Planner I. The request is for exterior alterations to a contributing structure located at 111 Linden Avenue. The property is part of the West End Historic District, last surveyed in 2003. Application was submitted as the result of a property maintenance Notice of Violation issued on March 6, 2023 and subsequent Notice of Violation from Zoning on March 30, 2023 as repairs were made without a Certificate of Appropriateness (COA). 1st story porch details now no longer match the original 2nd story porch details. Guidelines state that damaged porch elements should be repaired in such a way that all details match the existing porch. Porches should not be stripped of historic details or radically changed as they serve to define the building's overall historic character. The repairs as completed and presented in the Application do not meet this objective.

Based on these findings-of-fact, staff recommends **denial** of the proposed actions of the Application for Certificate of Appropriateness request HLC2023-00010, however staff recommends the applicant come into compliance with the Guidelines and repair the porch such that the details on the 1st story porch match the details on the 2nd story porch.

Additionally, staff recommends **approval** of the following actions and conditions in regards to COA request HLC2023-00010:

1. After-the-fact repairs to the first floor porch such that it matches the second story porch details.
2. Any additional improvements shall require a separate Certificate of Appropriateness.
3. All required building and zoning permits shall be obtained from the City of Suffolk.

The floor was opened for public hearing, and the applicant, Mr. Hugh Eure, Jr. spoke in favor of his application. He stated that following receipt of the Notice of Violation to repair the rot on the porch, he hired a licensed contractor to complete the work with the plan to make similar repairs to the 2nd story porch. While acknowledging the presumed age of the home, he was however unaware that he needed a Certificate of Appropriateness.

There were no other speakers in support of the application. There were no speakers in opposition of the application.

The floor was closed for public hearing and opened for discussion among the Commissioners.

Vice-Chairman Bailey raised some concerns about the stability of the porch railings as it related to the safety of the tenants in the residence based on their age, health and need for structural support when climbing stairs, attempting to question the applicant based on his personal observation and photographs taken during a visit to the property.

Attorney Dolan interjected that protocol does not allow the Commissioners to distribute findings-of-fact after the public hearing portion of the meeting has closed or without first making it available to the applicant to prepare a response, however he was able to continue to question the applicant.

Chairman Hobbs re-iterated that the focus of Historic Landmarks Commission was to interpret and enforce the City's established Historic District Guidelines, but suggested that the porch of the 2nd story be made to match the details on the 1st floor.

Commissioner King commented that the details on the 2nd floor porch details were original to the building so the 1st floor porch detail should be made to match the 2nd floor porch detail.

Commissioner Bissell offered his professional architectural recommendation that the piers and columns supporting the porches and roof have begun to lean, needing almost immediate attention.

Mr. Cannady reminded the Commission that their jurisdiction is specific to the architectural features and the historical integrity of the features. The proposed changes/improvements to the subject property would require a building permit and structural review would be a part of that permitting and approval process.

Commissioner Coley commented that the applicant misspoke in his assertion that the building was built in the 1940's, it in fact was built in the 1895. She agreed that the structure appears to need corrected/re-enforced support and that the details on the 1st floor need to match those on the 2nd floor.

Commissioner Bissell reminded the Commission that the pier/column that is tilting carries the load of the 2nd story porch and the roof, not the rails that have been placed on either sides of the steps.

Commissioner Bailey again stated that his primary concern was with the structural integrity of the columns, piers and railings.

Commissioner Shaffer made a motion to approve the staff recommendation to **DENY Application HLC2023-00010** but approve the staff's recommendations. Commissioner Coley seconded the motion. The motion passed with a Vote of 8-1.

NEW BUSINESS:

Presentation – Request for Certificate of Appropriateness HLC2023-00013. Chairman Hobbs informed the Commission that today's presentation was an explanation of the application and proposed changes/improvements. The staff would make a recommendation on the application at the next meeting.

Katie Paulson of Commonwealth Preservation Group gave a presentation on the proposed changes/improvements to the interior and exterior of the property at 181-185 N. Main Street.

STAFF REPORTS:

Property Maintenance Update:

Susan Dillard, Property Maintenance Official, reported on the following properties:

- 342 N. Main St – several violations, Notice of Violation sent to new owner
- 223 Bank St – several violations, Notice of violation was sent to the owner, Midland Bank assessing property for repairs
- 219 Clay St – several violations, summons issued for court hearing on 7/6/23
- 112 W. Washington St – several violations, vacant structure, property for sale and summons issued for court hearing on 8/3/23
- 374 E. Washington St – several violations, summons issued for court hearing on 7/6/23
- 321 E. Washington St – vacant structure, condemned by the city, awaiting engineer's inspection scheduled for 7/10
- Chestnut St Sweep – 7 properties still in violation
- North St Sweep – 1 property still in violation
- Pine St Sweep – 7 properties still in violation
- Clay St Sweep – 1 property still in violation
- Bank St Sweep – 8 properties still in violation
- Hill St Sweep – 1 property still in violation
- Franklin St Sweep – 1 property still in violation
- Oakdale Sweep – 2 properties still in violation

Announcements

Mr. Cannady briefed the Commissioners on the Guidelines and Ordinance Amendments as these documents move through the final step to approval to be voted on by City Council at their meeting on July 19th.

Additionally, Mr. Cannady advised that he will continue to pass along continuing education and/or training opportunities as they become available and asked if there were any that the Commissioners became aware of, that they bring them to the staff's attention.

Adjournment

There being no further business, the meeting was adjourned.

HISTORIC LANDMARKS COMMISSION



July 13, 2023

Motion:

To approve the staff's recommendation to **DENY Application HLC2023-00010** but approve staff's recommendation to bring property into compliance.

1st: Shaffer
2nd: Coley

Motion:

1st:
2nd:

Motion:

1st:
2nd:

Vote: 8 – 1

Vote:

Vote:

ATTENDANCE

HLC2023-00010

COMMISSIONERS

PRESENT

ABSENT

YES

NO

YES

NO

YES

NO

Bailey, George, Vice Chairman

✓

✓

Bissell, William N.

✓

✓

Coley, Susan

✓

✓

Draper, Merritt

✓

✓

Hobbs, Oliver, Chairman

✓

✓

King, Edward L.

✓

✓

McCormally, Kristy

✓

✓

Shaffer, Brian

✓

✓

Turner, Vivian

✓

✓



CITY OF SUFFOLK

442 W. WASHINGTON ST., P.O. BOX 1858, SUFFOLK, VIRGINIA 23439-1858
PHONE: (757) 514-4060 FAX: (757) 514-4099

DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT

Division of Planning

To: Historic Landmarks Commission

From: W. Keith Cannady, AICP, Comprehensive Planning Manager

Date: August 10, 2023

Subject: **Request for Certificate of Appropriateness HLC2023-00009**, submitted by Tom Cho, Clearview Homes Virginia, LLC applicant and property owner, for exterior alterations of property located at 116 S. Broad Street. The property is further identified as Zoning Map #34G19(6)A*11, Suffolk Voting Borough, zoned RM, Residential Medium Density zoning district, and HC, Historic Conservation Overlay District.

STAFF REPORT

Overview of the Subject Property and Surrounding Area

The subject property is located at 116 S. Broad Street. This property is part of the West End District (2004) of the Suffolk Historic Conservation Overlay District and is located in the Residential Medium Density (RM) zoning district. The majority of the buildings in this district date from the last decade of the 19th century through the first four decades of the 20th century, and display the fashionable architectural styles of this period. The dominant forms and styles, albeit vernacular, include Italianate, Queen Anne, Colonial Revival, Classical Revival, Tudor Revival, Bungalow/Craftsman, and American foursquare. The West End neighborhood is also home to several churches and some early- and late-20th-century commercial development.

According to the National Register of Historic Places Inventory Nomination Form, the building on the subject property was constructed circa 1900 and is a contributing structure for the West End Historic District. The home represents the Queen Anne style of architecture. It is a 2.5 story home of wood frame construction with vinyl siding. The home has a wrap-around porch with Ionic columns and a second-story wood framed screened-in porch. The home has a gable roof clad with cross asphalt shingles. The home has both original wood windows and replacement vinyl windows.

Case History

No prior requests for certificates of appropriateness were found at this address.

Public Notice

This request has been duly advertised in accordance with the public notice requirements in Section 15.2-2204 of the Code of Virginia, as amended, and with the applicable provisions of the Unified Development Ordinance. A notice, containing a copy of the staff report, was also provided to the applicant on August 4, 2023.

Proposed Actions

This is an after-the-fact application that originated with a zoning ordinance notice of violation. The applicant's request includes the following actions:

1. Replace asphalt shingle roof with architectural shingles (Marquis WeatherMax – Black).
2. Replace four original wood windows (Pella 150 Series Double-Hung Windows).
3. Relocate and replace the front entry door.
4. Remove the porch awnings.
5. Re-paint the vinyl siding (Sherwin Williams SW 7064 Passive).

Condition Statement

Existing condition and contractor statements and photo documentation were submitted with the application. Clear documentation of the original front entry door could not be found.

Surrounding Characteristics

A description of adjacent and nearby properties is provided below.

114 S. Broad Street – This property is occupied by a 2.5 story, single-family residential, contributing structure built circa 1900 in the Colonial Revival style. The building is of woodframe and weatherboard construction. The building has an asphalt shingled hipped roof. The home has a wrap-around porch with Ionic columns.

117 Linden Street – This property is occupied by a 2.5 story, single-family residential, contributing structure built circa 1900 in the Queen Anne style. The building is of masonry brick construction with 7-course American Bond. The building has a standing seam metal hipped roof. The home has a 1-story, 3-bay porch with brick piers.

118 S. Broad Street – This property is occupied by a 1.5 story, single-family residential, contributing structure built circa 1920-1935 in the Bungalow/Craftsman style. The building is of woodframe and weatherboard construction. The building has an asphalt shingled gable roof. The home has a 1-story, wood frame, 3-bay porch built in the Craftsman style.

117 S. Broad Street – This property is occupied by a 2.5 story, single-family residential, contributing structure built circa 1904 - 1907 in the Colonial Revival style. The building is of woodframe and weatherboard construction. The building has a gable roof clad in slate

tiles. The home has a 1-story, 1-bay portico with Tuscan columns.

Site Modifications

As noted above, the applicant is requesting exterior building modifications with minimal site work.

Applicable Regulations

A. Unified Development Ordinance (UDO)

- Section 31-413(g)(7), Approval of Major Action by the HLC
 - (iv) Any change or alteration of the exterior architectural style of a designated landmark or contributing property, including removal or rebuilding of porches, dormers, cupolas, stairways, terraces and the like.
 - (v) Any alteration to exterior building materials or color of materials.

B. Suffolk Historic District Design Guidelines

1. Chapter 4: Exterior Elements, Materials and Colors, Section C Windows.
 - Section C.3. Guidelines for Window Preservation. Replace windows only when they are missing or beyond repair. Replacement windows should match the original in appearance, detail, profile and overall size as closely as possible.
2. Chapter 4: Exterior Elements, Materials and Colors, Section D Doors.
 - Section D.2. Guidelines for Doors. Maintain historic door arrangements: number, location and size.
3. Chapter 4: Exterior Elements, Materials and Colors, Section I Painting.
 - Section I.2. Guidelines for Painting. Choose colors that blend with and complement the overall color schemes on the street.
4. Chapter 5: Residential Building Design Considerations, Section I Roofs.
 - Section I.8 Roof Replacement. When the original roofing material has already been replaced with asphalt shingles and re-roofing becomes necessary, then, at a minimum, the roofing material shall be upgraded to an architectural-grade shingle.

C. The Secretary of Interior's Standards for Rehabilitation

- The historic character of a property shall be retained and preserved. The removal of

historic materials or alteration of features and spaces that characterize a property shall be avoided.

- Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Staff Analysis

This is an after-the-fact application where the applicant has performed a number of exterior and interior renovations of the home in an effort to upgrade the property in anticipation of placing it back on the market for re-sale. Specific project elements requiring review under the applicable HC Overlay zoning district requirements include:

1. Replace asphalt shingle roof with architectural shingles (Marquis WeatherMax – Black).
2. Replace four original wood windows (Pella 150 Series Double-Hung Windows).
3. Relocate and replace the front entry door.
4. Remove porch awnings.
5. Re-paint the vinyl siding (Sherwin Williams SW 7064 Passive).

These improvements were undertaken without the benefit of obtaining the necessary COA. The applicant learned of the COA requirements after receiving a zoning ordinance notice of violation. As noted above, the description of this property found in the National Register Inventory Nomination form identified a number of non-historic structure modifications including roofing material, window replacements and installation of vinyl siding. The porch awnings were also a later addition to the structure. Given these prior alterations and the quality of new work performed by the applicant, staff recommends approval of this application.

Summary and Recommendations

Based on the above findings-of-fact and the conditions outlined below, staff recommends approval of the exterior alterations as requested by the applicant.

Staff recommends **approval** of the following actions in regard to HLC2023-00009:

1. Replace the pre-existing asphalt shingles with the architectural shingles as specified in the COA application
2. Replace 4 of the pre-existing windows with the replacement windows as specified in the COA application.
3. Relocate and replace the pre-existing front entry door.
4. Remove the porch awnings.

5. Re-paint the vinyl siding with the paint specified in the COA application.
6. Any additional improvements shall require a separate Certificate of Appropriateness.
7. All required permits shall be obtained from the City of Suffolk prior to commencement of work.

Attachments

Maps

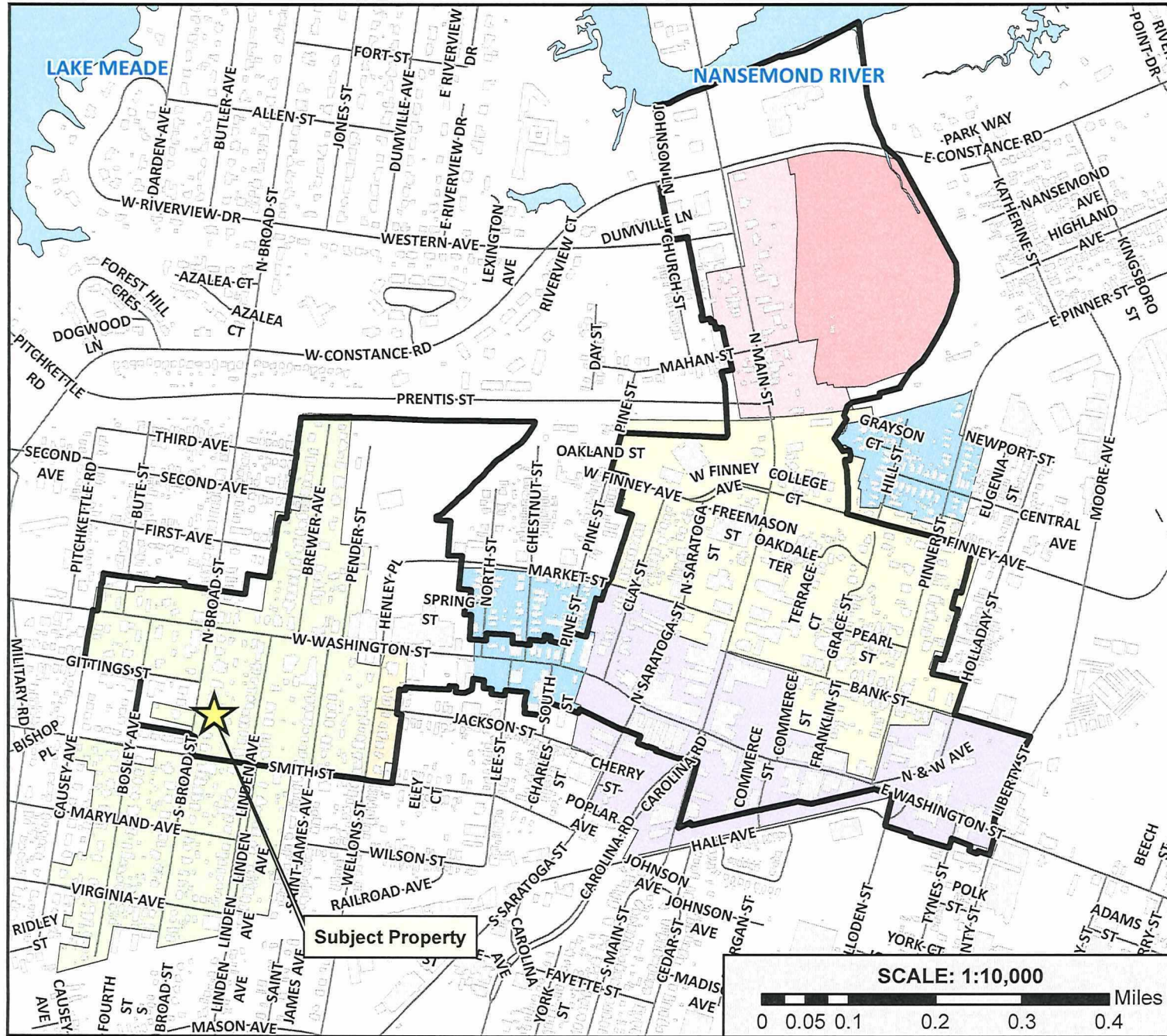
Photos

Material Specifications

GENERAL LOCATION MAP

HLC2023-009

Suffolk Historic Conservation Overlay District & National Register



Legend

- BUILDING FOOTPRINTS
- SUFFOLK HISTORIC CONSERVATION OVERLAY
- NATIONAL REGISTER OF HISTORIC DISTRICTS
 - ORIGINAL SUFFOLK DISTRICT (1987)
 - NORTH MAIN STREET DISTRICT EXTENSION (1998)
 - EAST WASHINGTON STREET DISTRICT (2002)
 - WEST END DISTRICT (2004)
 - WEST END DISTRICT EXPANSION (2004)
 - SUFFOLK DISTRICT EXPANSION (2004)
 - CEDAR HILL DISTRICT (2006)

Disclaimer: THE CITY OF SUFFOLK MAKES NO WARRANTY, REPRESENTATION, OR GUARANTEE OF ANY KIND REGARDING EITHER ANY MAPS OR OTHER INFORMATION PROVIDED HEREIN OR THE SOURCES OF SUCH MAPS OR OTHER INFORMATION. THE CITY OF SUFFOLK SPECIFICALLY DISCLAIMS ALL REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

The City of Suffolk assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Parcel and Zoning information has been developed to provide a graphic representation of the Real Estate Property Tax Maps. The boundaries of any parcel may have been adjusted to provide a more visually pleasing presentation. User should refer to the instrument of transfer (deed or plat) for legal boundary location and perimeter or area measurements.

Amended 8/16/2011 by Ordinance No. 11-O-073



Author: TINGALSBE
Date: 07-12-2023



ZONING/ LAND USE

HLC2023-009



Image: Suffolk Pictometry 2021

Author: TINGALSBE
Date: 07-12-2023

0 50 100 200 300 400 Feet



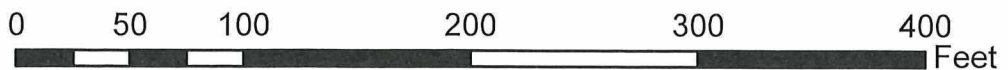


PROPERTY MAP HLC2023-009

EXHIBIT B



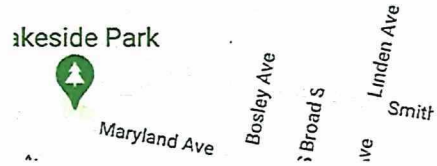
Author: TINGALSBE
Date: 07-12-2023



Google Maps 116 S Broad St



Image capture: Dec 2021 © 2023 Google





Marquis WeatherMax® Specs

ABOUT	SPECS	DOCS	VIDEOS
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SPECIFICATIONS (ALL DIMENSIONS ARE NOMINAL)

AWARDS & RECOGNITION	Good Housekeeping Rated
25-YEAR STAINGUARD PLUS™	
ALGAE PROTECTION LIMITED WARRANTY	No
\$ - \$\$\$\$	\$
DURABILITY & TOUGHNESS	Advanced Protection Shingle with GAF Dura Grip Adhesive
EXPOSURE	5' (127mm)
EXTREME WEATHER IMPACT RATED	No
FIRE RATING	Highest Rating - Class A
MATERIAL	Fiberglass Asphalt Construction
WIND WARRANTY	60 mph
WIND RATING	60 mph
ARCHITECTURAL STYLE	Three-Tab
SHINGLE STYLE	3-Tab Shingles
APPROX. NAILS/SQ	316

CODES

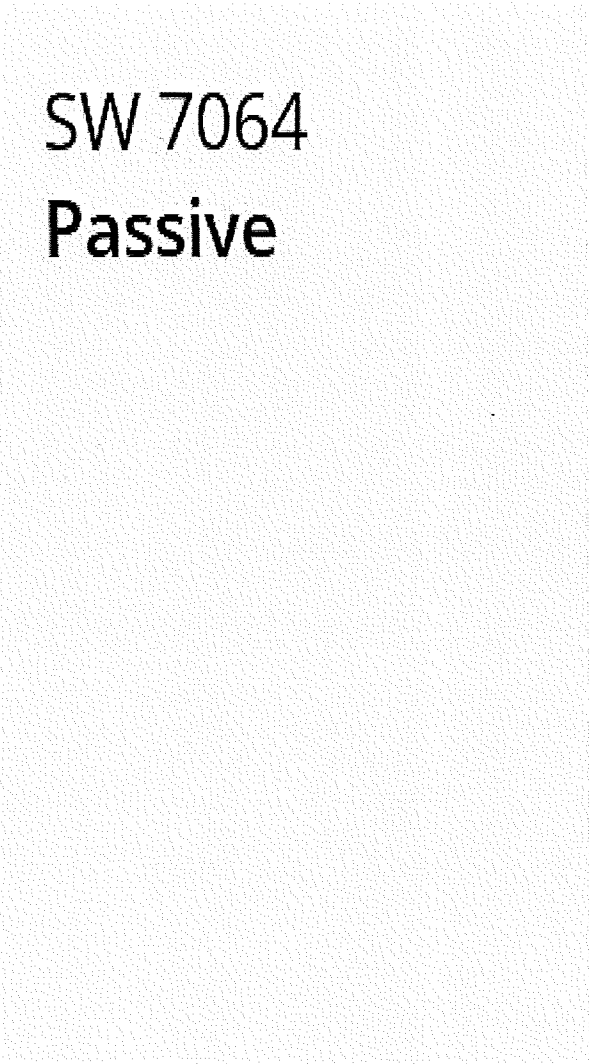
FBC	State of Florida Approved
ICC	ESR-1475
ICC AC438	ESR-3267

ENERGY RATING

TITLE 24 (CALIFORNIA ENERGY COMMISSION)	No
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SHIPPING AND PACKAGING

APPROX. PIECES/SQ	79
APPROX. BUNDLES/SQ	3-Tab Shingle Collection



SW 7064
Passive



Pella® 150 Series Double-Hung Window

Size and Performance Data

	Replacement Frame		New Construction Frame	
	Standard	High Performance	Standard	High Performance
Sizes				
Standard Sizes	•	•	•	•
Special Sizes Available Built on 1/8" Increments	•	•	•	•
Frames				
Replacement Frame for 3-1/4" Frame Depth	•	•	–	–
Nail Fin with J-Channel for 2-9/16" Wall Depth	–	–	•	•
Nail Fin for 2-9/16" Wall Depth	–	–	•	•
Nail Fin with J-Channel for 4-9/16" Wall Depth	–	–	•	•
Interior Primed Wood Jamb Extension (2-9/16" wall depth only)	–	–	•	•
Performance 1				
Meets or Exceeds AAMA/WDMA Ratings	H-R20 – R35 Hallmark Certified	H-R50 Hallmark Certified	H-R20 – R35 Hallmark Certified	H-R50 Hallmark Certified
Air Infiltration (cfm / ft ² of frame @ 1.57 psf wind pressure.)	0.24	0.24	0.24	0.24
Design Pressure	20 – 35 psf	50 psf	20 – 35 psf	50 psf
Water Penetration Resistance	3.0 – 5.25 psf	7.5 psf	3.0 – 5.25 psf	7.5 psf
Forced Entry Resistance (Minimum Security Grade)	10	10	10	10
Maximum Operating Force (lbs) (Initiate Motion/Maintain Motion)	21	21	21	21



CITY OF SUFFOLK

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PHONE: (757) 514-4060 FAX: (757) 514-4099

DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT

Division of Planning

To: Historic Landmarks Commission

From: W. Keith Cannady, AICP, Comprehensive Planning Manager

Date: August 10, 2023

Subject: **Request for Certificate of Appropriateness HLC2023-00013**, submitted by Katie Paulson, applicant and agent for Joseph Waldo, The Elliott Apartments, LLC, property owner, for exterior alterations at property located at 181-185 N. Main Street. The property is further identified as Zoning Map #34G18(A)*324, Suffolk Voting Borough, zoned CBD, Central Business District zoning district, and HC, Historic Conservation Overlay District.

STAFF REPORT

Overview of the Subject Property and Surrounding Area

The subject property is located at 181-185 N. Main Street. This property is part of the Original Suffolk District (1987) of the Suffolk Historic Conservation Overlay District and is located in the Central Business District (CBD) zoning district. This historic district is centered around the N. Main Street area that was annexed to the “old Town” after 1785. The district is predominately residential with a large area east of N. Main Street historically known as “New Town”. The district contained 234 contributing buildings at the time of nomination. The N. Main Street corridor contains commercial spaces, several substantial late-nineteenth-century churches, a Masonic Hall, a U. S. Post office and Suffolk’s oldest railroad depots. The district’s architectural character shows the evidence of Suffolk’s late nineteenth and early twentieth-century development, a period during which the city experienced unprecedented growth.

According to the National Register of Historic Places Inventory Nomination Form, the building on the subject property was constructed circa 1924 and is a contributing structure for the original Suffolk Historic District. An historically mixed-use building, the structure represents the American Renaissance style of architecture. It is an eight-story, 4 bay structure with a parapet roof and classical motifs throughout the façade. The building features jack arches with keystones, full classical entablature below parapet including triglyphs and modillions. This structure is the only urban scale apartment and retail structure in the Original Suffolk Historic District. The nomination form further describes this structure as “a triumph of the American Renaissance architectural vocabulary”.

Case History

HLC2016-00024 (February 2017) - A certificate of appropriateness was approved to replace 17 windows and restore 11 windows.

Public Notice

This request has been duly advertised in accordance with the public notice requirements in Section 15.2-2204 of the Code of Virginia, as amended, and with the applicable provisions of the Unified Development Ordinance. A notice, containing a copy of the staff report, was also provided to the applicant on August 4, 2023.

Proposed Actions

The applicant is proposing a complete interior renovation and exterior restoration of this structure. Upon completion the project will include renovated residential apartment units and common areas and maintenance of the existing ground-floor commercial spaces. The applicant is in the process of applying for Federal and State Historic Rehabilitation Tax Credits which require adherence to the National Park Service (NPS) Secretary of the Interior Standards.

The applicant's request includes the following actions subject to HLC review:

1. Replacement of upper floor windows (floors 3 – 8) with new historically compatible replacement windows.
2. Restoration of lower floor existing original windows (floors 1 – 2) in accordance with NPS standards.
3. Replacement of existing replacement entry doors with new historically compatible replacement doors to include installation of a new canopy covering the rear entry.
4. Replacement of roofing and siding materials with historically compatible materials.
5. Removal of modern awnings and restoration of original building materials.
6. Restoration and repair of exterior brick, mortar and masonry trim materials.
7. Installation of new materials to screen/enclose HVAC, generator and dumpster facilities.

Condition Statement

The COA application includes narrative and photographic documentation of exterior building materials and conditions and recommended treatment methods.

Surrounding Characteristics

A description of adjacent and nearby properties is provided below.

201 N. Main Street – This property is occupied by a non-contributing commercial structure built circa 1970. It is a brick (stretcher bond) and stone faced 3-story structure with 1 bay (asymmetrical). The building features sculptural architecture of white brick, marble and anodized aluminum. The roof is not visible.

206 N. Main Street – This property is occupied by a non-contributing commercial structure built circa 1950. This is a stone (dressed ashler) 2-story building with 6 bays (asymmetrical) the roof material is not visible. The building features a modern porch, marble clad surround with steel letters reading “Bell Telephone”. The building also features a vertical fenestration pattern, horizontal muntins, and a thin cornice line. The nomination form further describes this structure as “a good example of Modern American commercial design”.

202 N. Main Street – This property is occupied by a contributing religious structure built circa 1914 of brick (stretcher bond) and dressed stone. It is a 1 story building with 3 front bays, 6 side bays and a gable roof with parapet made of standing seam metal and slate. The building features Tudor spires, organic motifs, flying buttresses with Gothic arches over all major windows with Gothic tracery. The nomination form further describes this structure as “a monumental downtown building”.

200 N. Main & 100 Bank Streets – This property is occupied by a contributing structure built originally as a U. S. Post Office circa 1911. The structure represents the American Renaissance style of architecture and it currently serves as a commercial building. This is a stone (dressed ashler) 1-story building with 5 bays and a parapet roof (roof material not visible). The building features a Neo-classical portico with fluted Doric columns, engaged fluted pilasters, swags and complete classical entablature in cornice including dentils and modillions, high water table, semi-circular/arched windows, original iron lamp posts and iron hand rails.

165 – 175 N. Main Street – This property is occupied by a contributing commercial structure built circa 1925. The structure represents the American Renaissance style of architecture. This is a brick (stretcher bond) 2-story building with 5 bays. The roof is not visible. The building features a façade with a marquee, glazed terra cotta string courses, engaged pilasters, segmental pediments, a broken pediment over the entry and tripartite window bays. The street level retail facades have been modernized and the original movie house located in the rear of the building has been removed. This building and 181-185 N. Main are the only two contributing commercial buildings in the Original Suffolk Historic District. The two buildings were originally connected by a second-story open air loggia.

117 Market Street – This property is occupied by a non-contributing commercial office building constructed in 1966.

Site Modifications

As noted above, site modifications are minimal and limited to installation of new materials to screen or enclose on-site HVAC, generator and dumpster facilities.

Applicable Regulations

A. Unified Development Ordinance (UDO)

- Section 31-413(g)(7), Approval of Major Action by the HLC
 - (iv) Any change or alteration of the exterior architectural style of a designated landmark or contributing property, including removal or rebuilding of porches, dormers, cupolas, stairways, terraces and the like.
 - (v) Any alteration to exterior building materials or color of materials.
 - (x) Any other major actions not specifically covered by the terms of this Section but which would have a substantial effect on the character of the historic district.

B. Suffolk Historic District Design Guidelines

1. Chapter 6, Commercial Building Design Considerations, Section B, Rehabilitation of Historic Building Facades.
2. Chapter 6, Commercial Building Design Considerations, Section C, Mercantile Buildings in the Commercial Area.
 - Section C.1. General
 - Section C.2. Guidelines for Mercantile Buildings: Preserve Historic Building Facades, Rehabilitate Historic Building Facades, Preserve and Rehabilitate Windows and Doors, and Preserve and Rehabilitate Façade Materials.

C. The Secretary of Interior's Standards for Rehabilitation

- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of its site and environment.
- Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Staff Analysis

The applicant is proposing a complete interior renovation and exterior restoration of this structure.

Specific project elements requiring review under the applicable HC Overlay zoning district requirements include:

1. Replacement of upper floor windows (floors 3 – 8) with new historically compatible replacement windows. Most of the upper floor windows are existing replacement windows. Less than 10% of the historic windows that remain are able to be reused.
2. Restoration of lower floor existing original windows (floors 1 – 2) in accordance with NPS standards.
3. Replacement of existing replacement entry doors with new historically compatible replacement doors to include installation of a new canopy covering the rear entry.
4. Replacement of roofing and siding materials with historically compatible materials.
5. Removal of modern awnings and restoration of original building materials.
6. Restoration and repair of exterior brick, mortar and masonry trim materials.
7. Installation of new materials to screen/enclose HVAC, generator and dumpster facilities.

The application includes significant documentation of existing conditions:

1. Detailed building elevations for both existing and proposed conditions.
2. Photo-documentation of the building's exterior.
3. Independent consulting engineer's evaluation of: brick masonry mortar joints, brick masonry units, terra cotta masonry, windows, and fire escape.

Building material standards and specifications have been provided by the applicant to address the following:

1. Replacement storefront entry doors and canopy (rear door).
2. Replacement windows.
3. Replacement standing seam metal panels.
4. Brick (for dumpster enclosure).
5. Generator enclosure (exterior wood stain).
6. Exterior metal hand rail/guard rail.

After a review of the proposed project, existing condition reports and applicable building materials and specifications staff finds that the proposal meets HC Overlay district requirements.

Summary and Recommendations

Based on the above findings-of-fact and the conditions outlined below, staff recommends **approval** of this request.

Staff recommends **approval** of the following actions in regard to HLC2023-00013:

1. Replace upper floor windows (floors 3 – 8) with new historically compatible replacement windows as specified in the COA application.
2. Restore lower floor windows (floors 1 - 2) in accordance with applicable NPS standards.

3. Replace existing replacement entry doors with new historically compatible replacement doors and install new rear canopy as specified in the COA application.
4. Replace roofing and siding materials with historically compatible materials as specified in the COA application.
5. Remove modern awnings and restore original building materials as proposed in the COA application.
6. Restore and repair exterior brick, mortar and masonry trim materials as proposed in the COA application.
7. Install new materials to screen/enclose HVAC, generator and dumpster facilities as specified in the COA application.
8. Any additional improvements shall require a separate Certificate of Appropriateness.
9. All required permits shall be obtained from the City of Suffolk prior to commencement of work.

Attachments

Maps

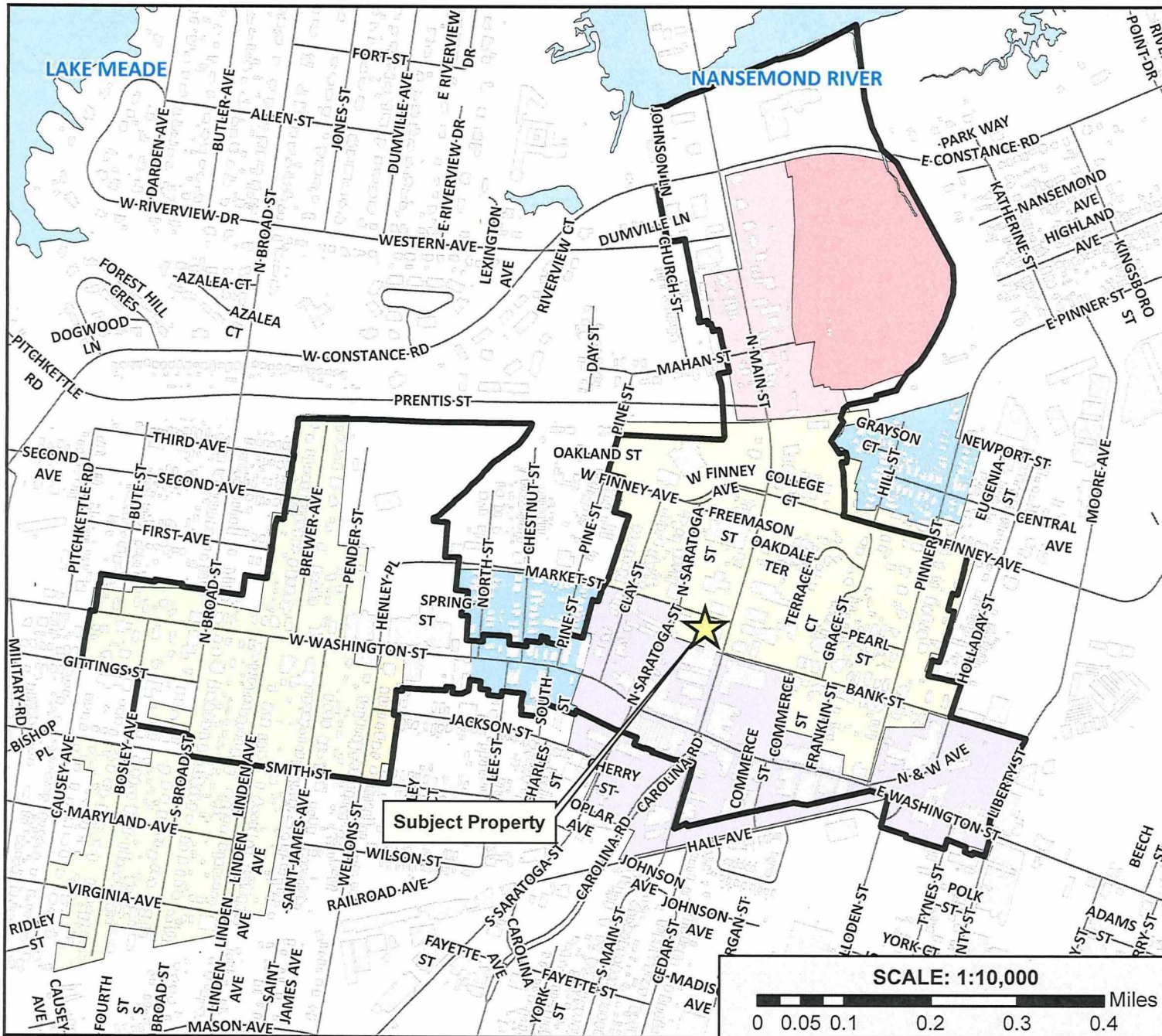
Photos

Material Specifications

GENERAL LOCATION MAP

HLC2023-013

Suffolk Historic Conservation Overlay District & National Register



Author: TINGALSBE
Date: 07-05-2023





ZONING/ LAND USE

HLC2023-013



Author: TINGALSBE
Date: 07-05-2023

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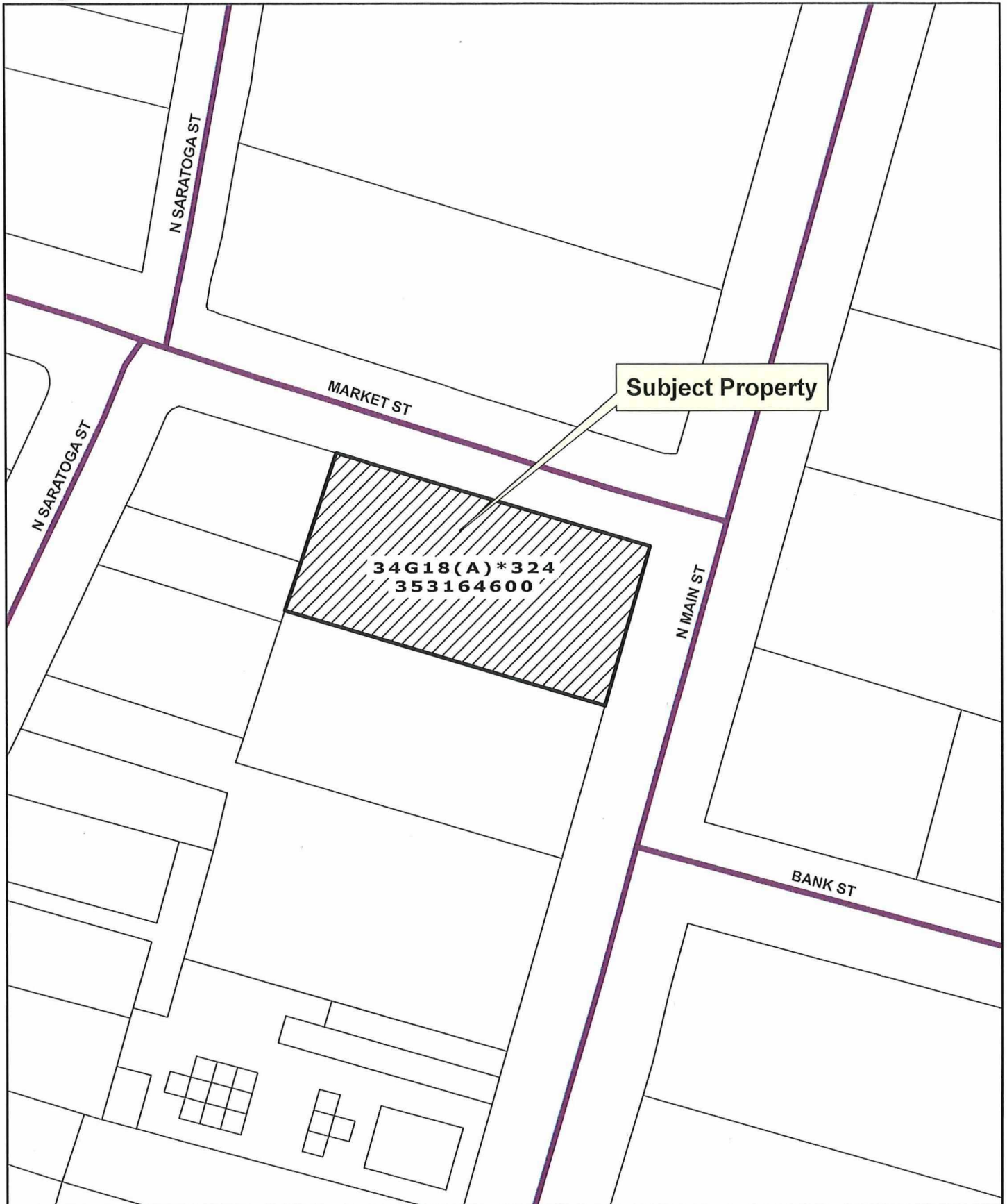
Image: Suffolk Pictometry 2021





PROPERTY MAP HLC2023-013

EXHIBIT B

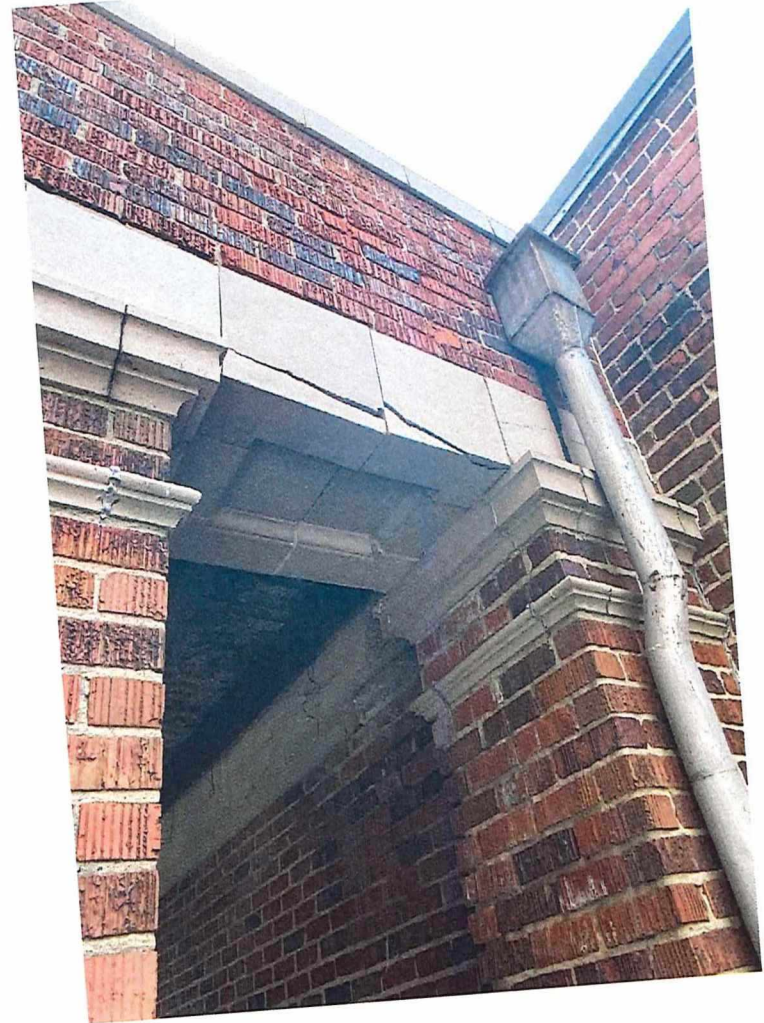
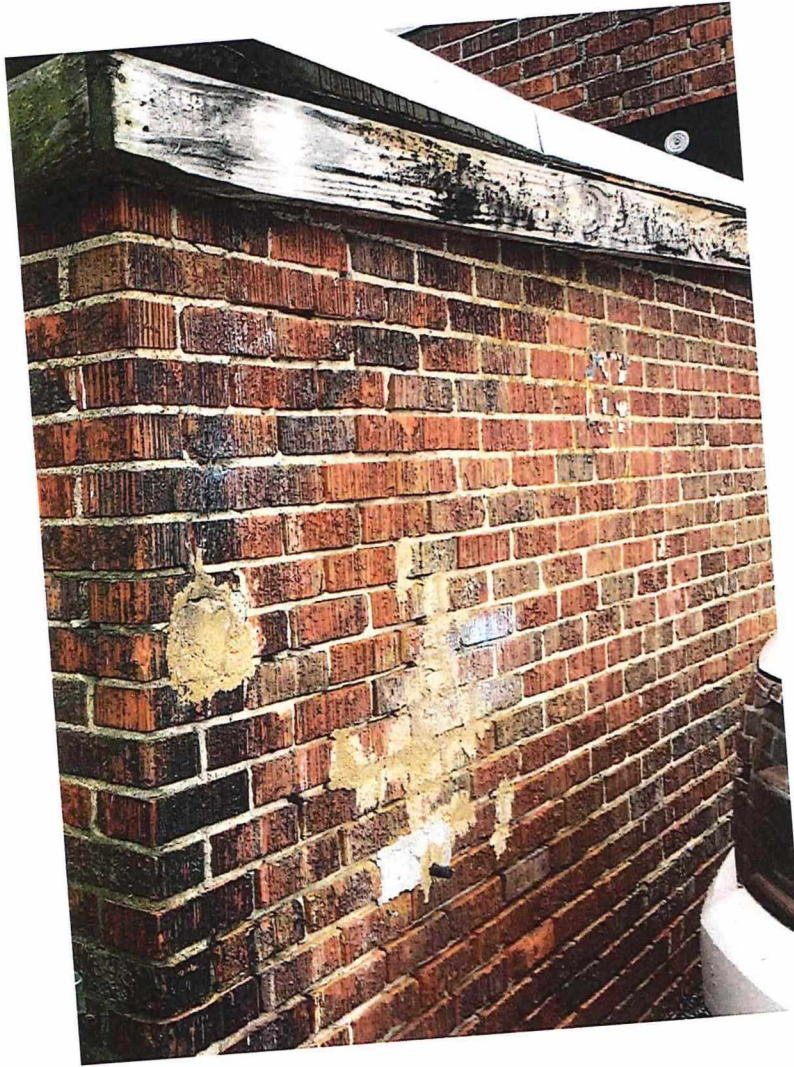


Author: TINGALSBE
Date: 07-05-2023

0 25 50 100 150 200 Feet

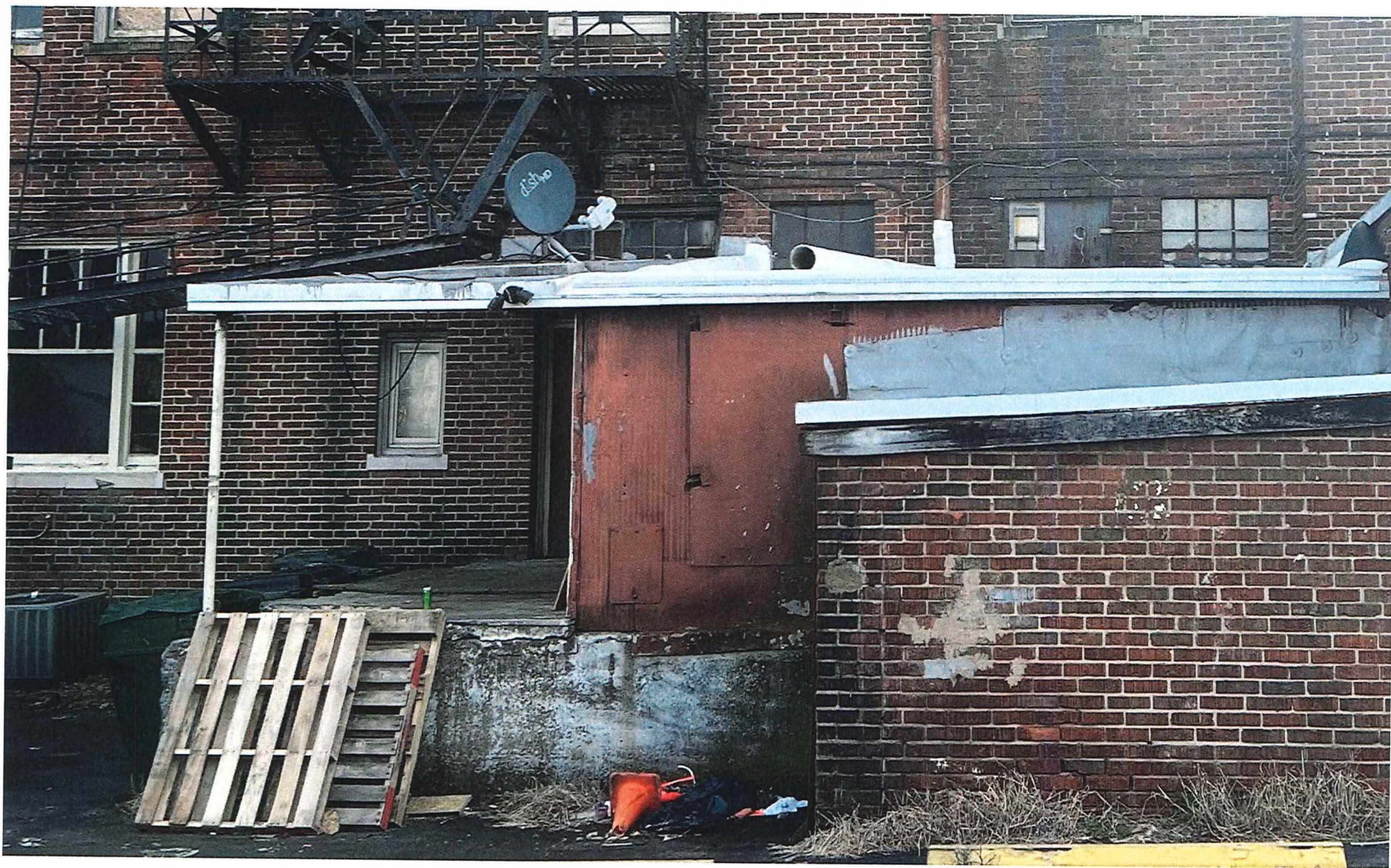








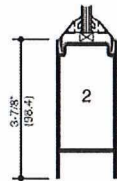
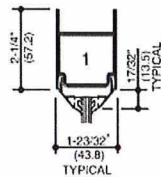
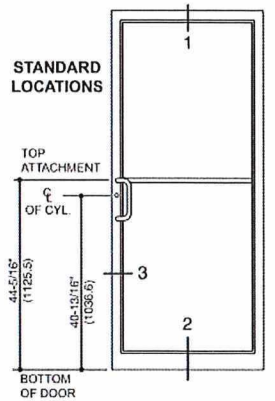




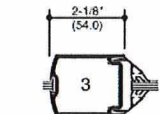
Additional information and CAD details are available at www.kawneer.com

A

190 NARROW STILE

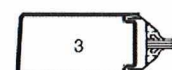
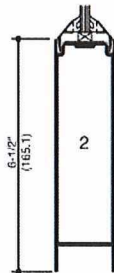
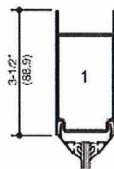
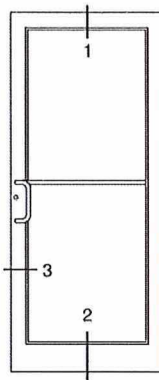


SINGLE ACTING

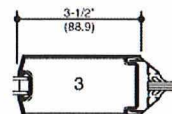


DOUBLE ACTING

350 MEDIUM STILE

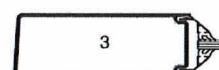
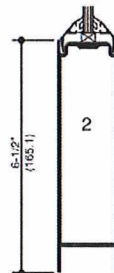
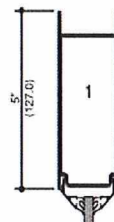
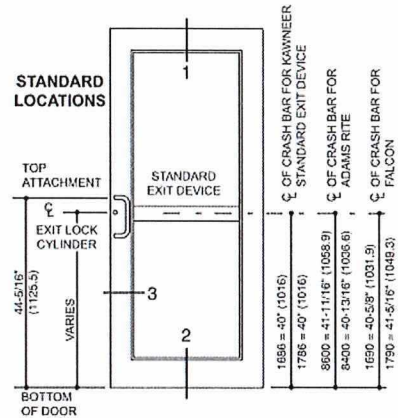


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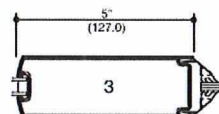


DOUBLE ACTING

500 WIDE STILE



SINGLE ACTING



DOUBLE ACTING

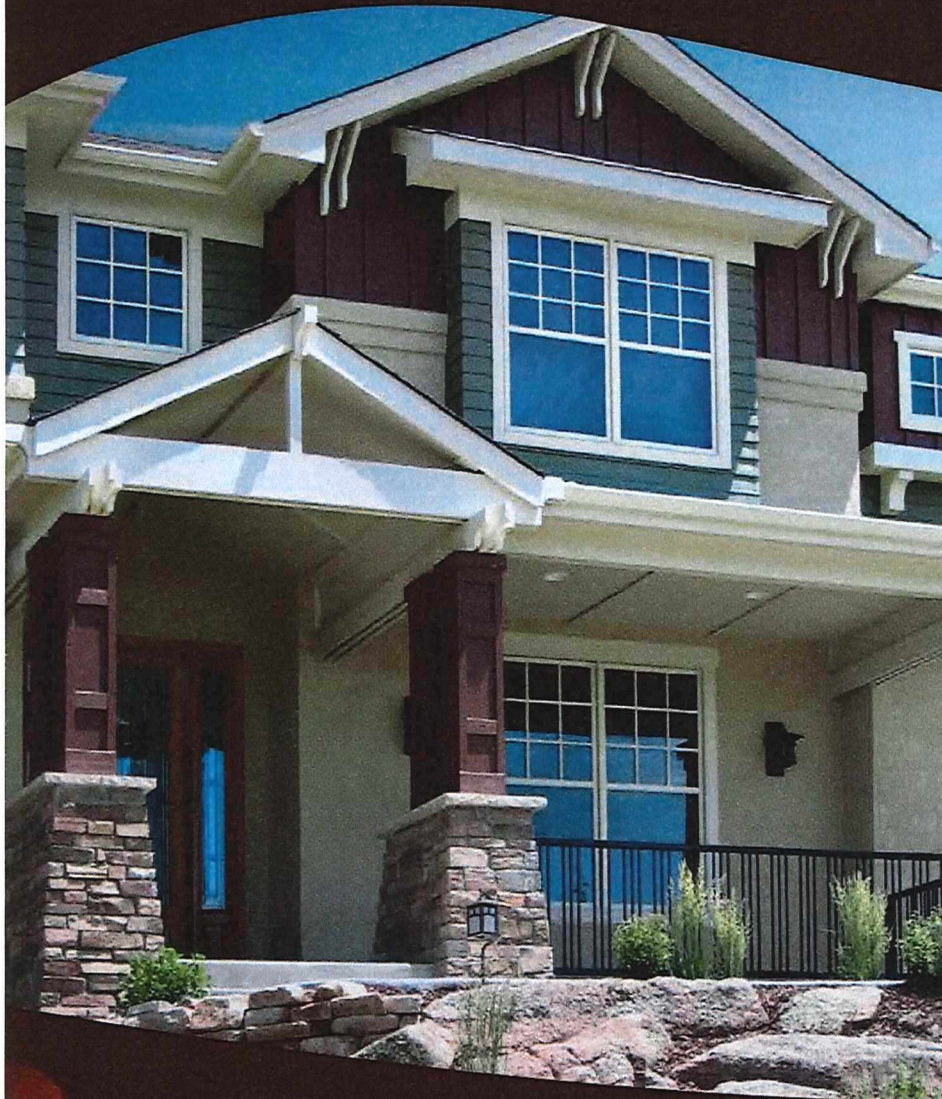
Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

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RE-WINDOW WITH SIERRA PACIFIC.

B



TRANSCEND®
Replacement Windows
& Patio Doors.



Whether you're replacing, renovating, remodeling or rebuilding, we have exactly what you're looking for. Our Transcend replacement windows and patio doors make it easy to upgrade to the premium performance, unsurpassed beauty and superior energy efficiency of Sierra Pacific.

When you're shopping for new windows, consider this: Sierra Pacific has the confidence to offer one of the industry's toughest, most comprehensive warranties on its replacement wood windows and doors.

SNAP-ON STANDING SEAM PANEL

C

Color: Midnight Bronze

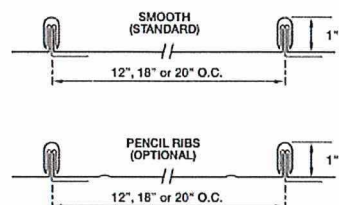
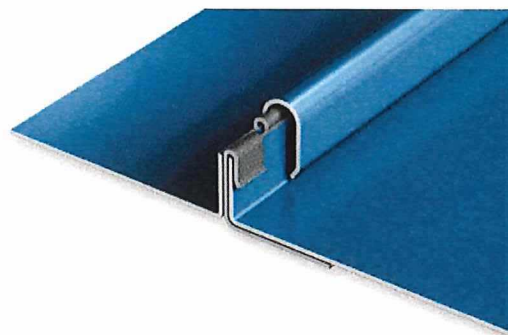
MATERIALS

.032 aluminum 24 gauge steel*

SPECS

12" 18", 19" or 20" O.C. 1" High

UL-90



PRODUCT FEATURES

- ▶ Ideal for transition roofs
- ▶ Pencil ribs available
- ▶ 30-year non-prorated finish warranty
- ▶ Panel lengths up to 35'

MATERIAL

- ▶ 43 stocked colors (24 gauge steel)

- ▶ 36 stocked colors (.032 aluminum)
- ▶ Galvalume Plus available

UL CLASSIFICATION

- ▶ UL-580 Class 90 (rated over solid substrate, (steel only - up to 18" O.C.)
- ▶ UL-1897 wind uplift
- ▶ UL-790 Class A fire rated
- ▶ UL-263 fire resistance rated

ASTM TESTS

- ▶ ASTM E283/1680 tested
- ▶ ASTM E331/1646 tested

FLORIDA BUILDING PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Snap-On Panels.

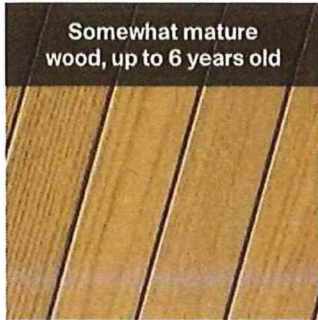
*12" and 18" 24 gauge steel Snap-On Standing Seam panels and 11" and 16" 24 gauge steel High Snap-On Standing Seam panels are UL-90 Classified over solid substrate. See roof deck construction in Underwriter Laboratories roofing materials and systems directory.

A complete specification is available online at pac-clad.com.



800 PAC CLAD | PAC-CLAD.COM

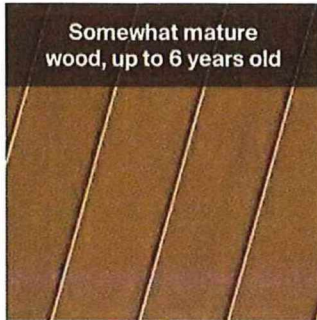
©2020 Petersen Aluminum



Somewhat mature wood, up to 6 years old

Semi-Transparent

Rich stain color that allows wood grain and texture to show. More Protection, Less Wood Grain.



Somewhat mature wood, up to 6 years old

Semi-Solid

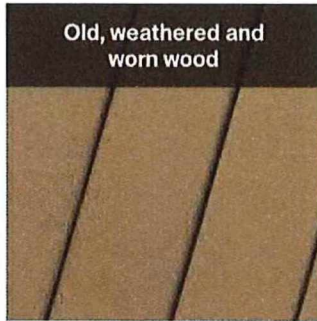
Same rich color as semi-transparent, but hides more wood grain. More Protection, Least Wood Grain.



Aging wood, decks up to 10 years old

Solid

Fully opaque color covers the wood grain and accentuates the texture. Most Protection, No Wood Grain.



Old, weathered and worn wood

Resurfacer

Create a new, durable surface on worn or weathered wood and concrete.

Stain your deck when you want, not when the weather dictates. This solid exterior wood stain adds rich opaque color while still allowing the texture of the wood to show. Olympic Maximum Exterior Wood Stain allows you to clean and stain your deck in the same day, even after rain. The enhanced waterproofing wood protection can be applied in hot and cool temperatures, so you can prep your wood surface in almost any season. Bring Maximum beauty and protection to your deck, fence, siding, railings, outdoor furniture and other wood surfaces. Apply to new, dry, pressure-treated wood, uncoated new or weathered wood, or wood previously stained or painted.

Additional Resources

From the Manufacturer

 **Live Chat**

Have a question?
Chat with a Home Depot expert.
[CHAT NOW](#)

 **Feedback**

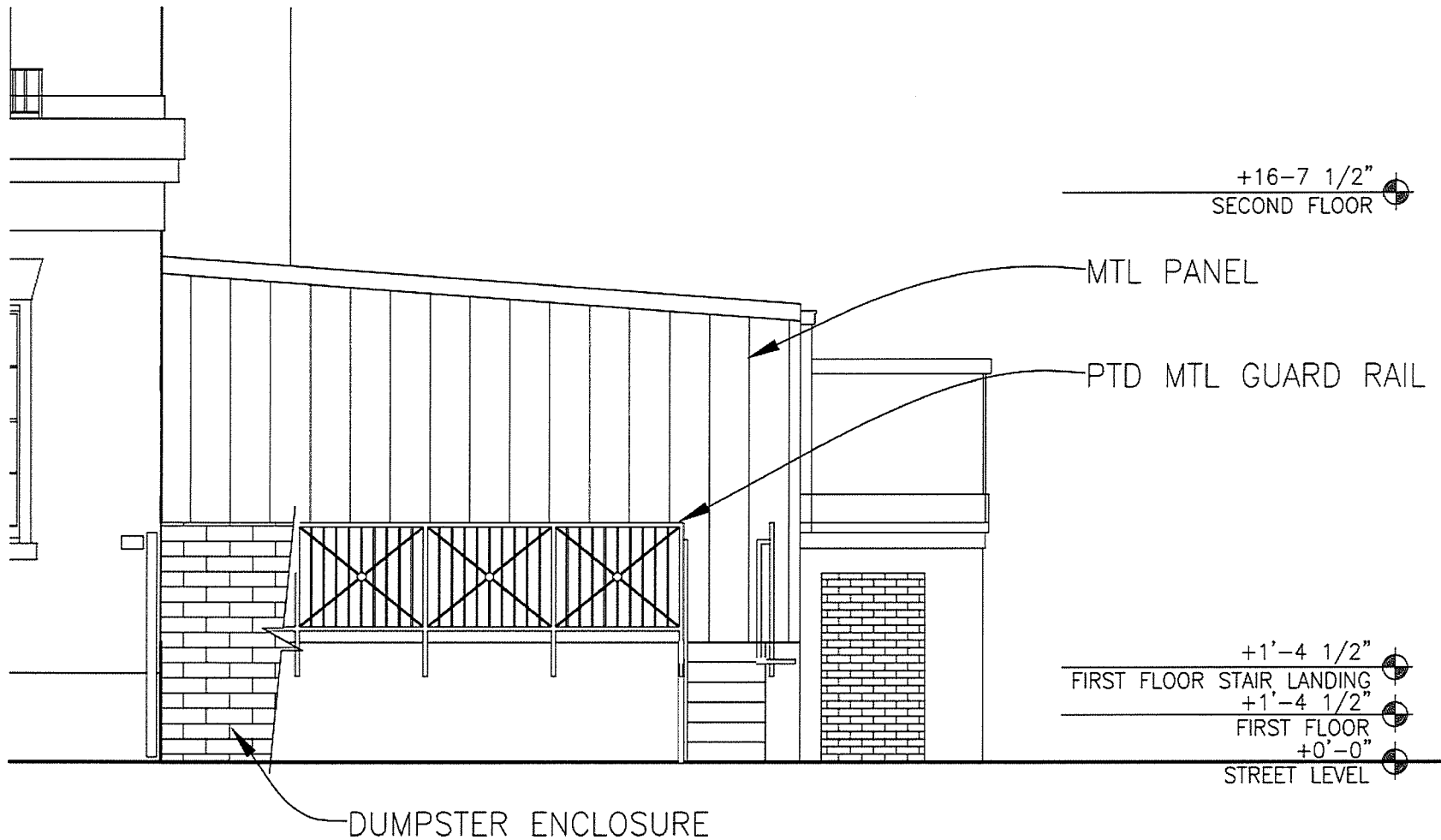
 **Live Chat**

Specifications

Dimensions

Container Size

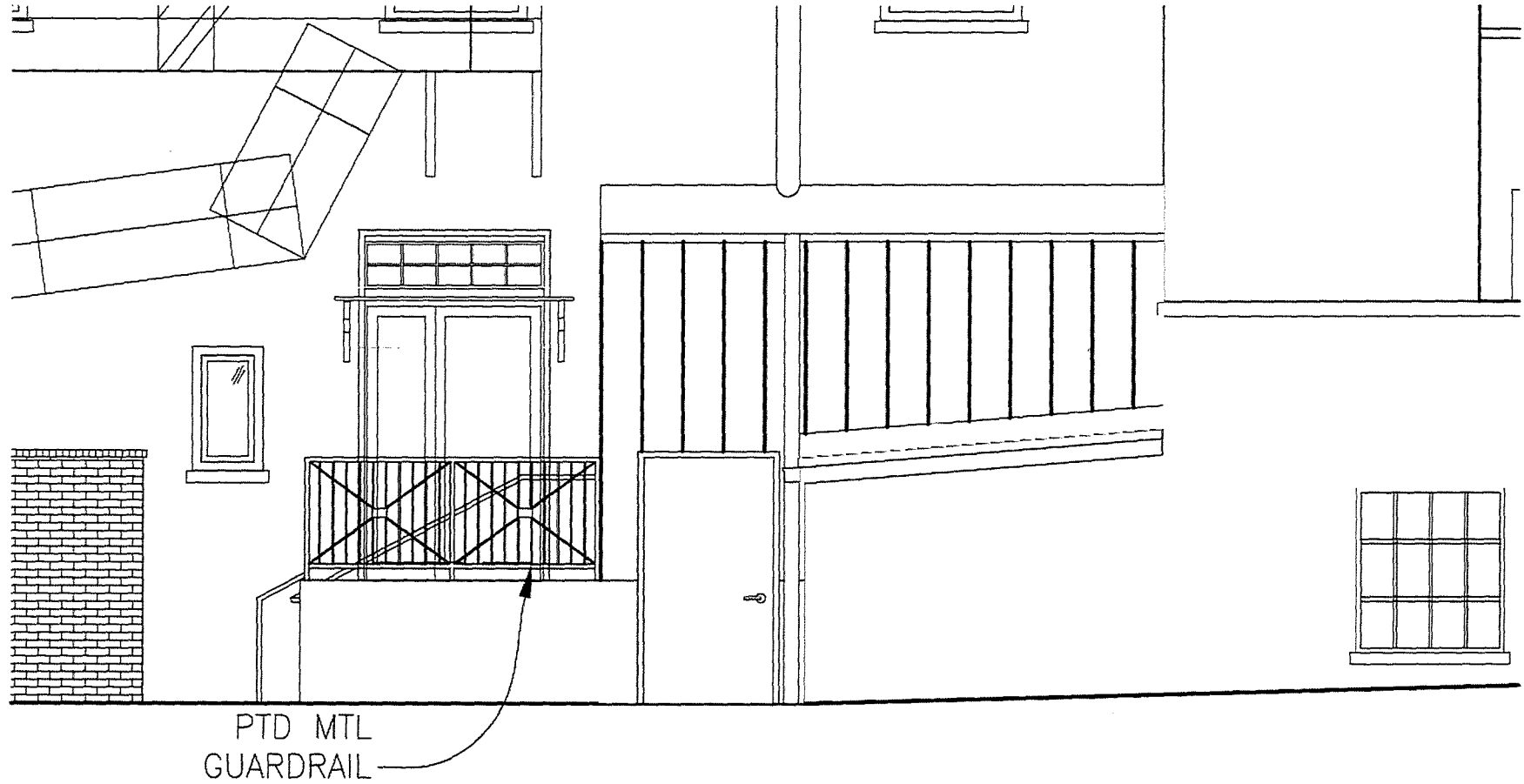
1 Gallon



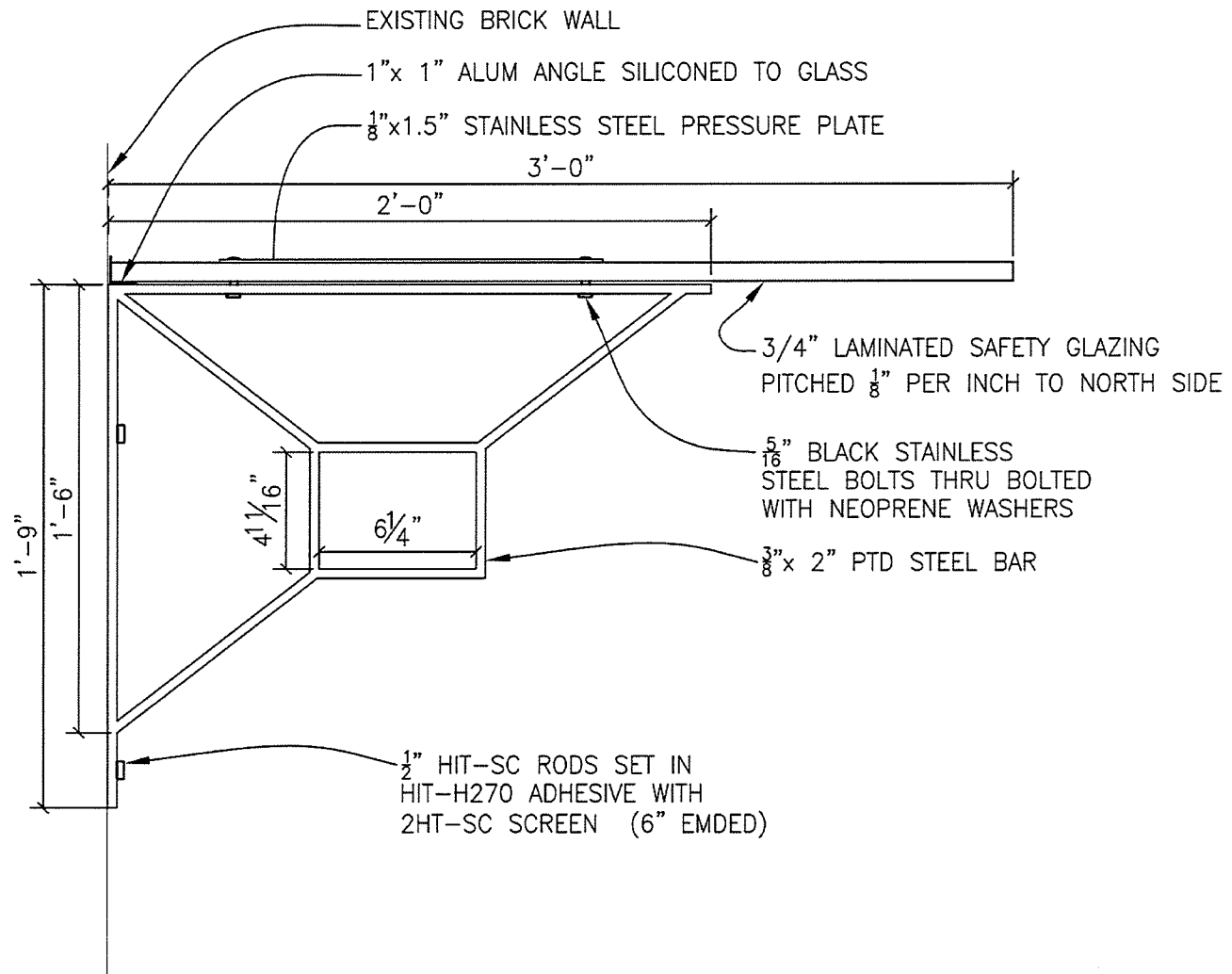
1

NORTH ELEVATION

Scale: 1/4" = 1'-0"



2 WEST ELEVATION
Scale: $\frac{1}{4}" = 1'-0"$



3

Canopy

Scale: 1 - 1/2" = 1'-0"

HLC PROPERTY MAINTENANCE CODE ENFORCEMENT UPDATE

AUGUST 2023

ADDRESS	CODE VIOLATION(S)	STATUS
342 N MAIN ST	PROPERTY MAINTENANCE <ul style="list-style-type: none"> • PEELING PAINT • DETERIORATED ROOF • DETERIORATED PORCH • DETERIORATED EXT WALLS 	NOV OF VIOLATION HAS BEEN SENT TO NEW OWNERS
223 BANK ST	PROPERTY MAINTENANCE <ul style="list-style-type: none"> • WINDOWS DAMAGE • ROOF DAMAGE • DETERIORATED EXTERIOR WALL • INTERIOR SURFACE DAMAGE • DETERIORATED PORCH 	PROPERTY STILL IN VIOLATION NO FURTHER RESPONSE FROM BANK
219 CLAY ST	PROPERTY MAINTENANCE <ul style="list-style-type: none"> • ROOF DAMAGE • EXTERIOR WALL DAMAGE • BROKEN WINDOWS • INTERIOR DAMAGE 	PROPERTY STILL IN VIOLATION. COURT HEARING 9/7/23
112 W WASHINGTON ST	PROPERTY MAINTENANCE <ul style="list-style-type: none"> • ELEVATORS IN DISREPAIR • INTERIOR WALL DAMAGE • BROKEN WINDOWS • FIRE / ELECTRICAL VIOLATIONS 	VACANT STRUCTURE – STILL IN VIOLATION. COURT HEARING 08/03/23 PROPERTY FOR SALE
374 E WASHINGTON ST	PROPERTY MAINTENANCE <ul style="list-style-type: none"> • ROOF COLLASPE • INTERIOR STRUCTURAL MEMEBERS • UNSAFE STRUCTURE 	PROPERTY STILL IN VIOLATION COURT HEARING 8/6/23 PROPERTY IN THE PROCESS OF BEING SOLD
CHESTNUT ST SWEEP	<ul style="list-style-type: none"> • 10 PROPERTY MAINTENANCE • 3 INOPERATIVE VEHICLES • 	7 PROPERTIES STILL IN VIOLATION
NORTH ST SWEEP	<ul style="list-style-type: none"> • 1 PROPERTY MAINTENANCE • 4 INOPERATIVE VEHICLES 	STILL IN VIOLATION
PINE ST SWEEP	<ul style="list-style-type: none"> • 7 PROPERTY MAINTENANCE • INOPERATIVE VEHICLES 	7 PROPERTIES STILL IN VIOLATION
CLAY ST SWEEP	<ul style="list-style-type: none"> • 1 PROPERTY MAINTENANCE • INOPERATIVE VEHICLES 	STILL IN VIOLATION
BANK ST SWEEP	<ul style="list-style-type: none"> • 9 PROPERTY MAINTENANCE • 1 INOPERATIVE VEHICLE 	8 PROPERTIES STILL IN VIOLATION

HILL ST SWEEP	3 PROPERTY MAINTENANCE 3 INOPERABLE VEHICLES	1 PROPERTY STILL IN VIOLATION
FRANKLIN ST SWEEP	2 PROPERTY MAINTENANCE	1 PROPERTY STILL IN VIOLATION
OAKDALE SWEEP	6 PROPERTY MAINTENANCE	2 PROPERTIES STILL IN VIOLATION
321 E WASHINGTON ST	PROPERTY MAINTENANCE WITH REAR BUILDING COLLASPE	PROPERTY IN VIOLATION – DEMOLITION IN PROGRESS
PEARL ST	6 PROPERTY MAINTENANCE	4 PROPERTIES STILL IN VIOLATION
GRACE ST	10 PROPERTY MAINTENANCE	4 PROPERTIES STILL IN VIOLATION

ADMINISTRATIVE APPROVAL

July 5, 2023 to August 2, 2023

FILE NUMBER	ADDRESS	CONDITIONS	APPROVAL DATE
HLC2023-00015	222 Clay Street	Exterior Alterations	7/27/2023



CITY OF SUFFOLK

442 W. WASHINGTON STREET, POST OFFICE BOX 1858, SUFFOLK, VIRGINIA 23439-1858
PHONE: (757) 514-4060 FAX: (757) 539-7693

DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT

Division of Planning

MEMORANDUM

TO: Historic Landmarks Commission

FROM: Erin Dears, Planner

RE: Appeal of HLC2023-00010

DATE: July 18, 2023

Please be advised that after-the-fact Certificate of Appropriateness (COA) application HLC2023-00010, which was submitted by Hugh L. Eure, Jr., H. Eure Properties INC, and denied as submitted though approved with Staff's recommended conditions by the Historic Landmarks Commission on July 13, 2023, has been appealed to City Council.

The applicant is appealing the HLC's denial of an after-the-fact request to have their exterior alterations, porch repairs, approved as submitted, without conditions. The submitted application to the HLC requested permission to retain the porch repairs as done in an effort to come into compliance with the Property Maintenance Notice of Violation issued on March 6, 2023 and prior to the Zoning Notice of Violation issued on March 30, 2023 for the repairs being done without a Certificate of Appropriateness. As you will recall, staff recommended the applicant come into compliance with the Guidelines and repair the porch as conditioned. The applicant did appear to speak on behalf of their application, and the HLC denied the application as submitted and approved their after-the-fact Certificate of Appropriateness with conditions based on staff recommendations.

The applicant is exercising their right to appeal the denial of a COA to City Council, in accordance with Section 31-413(j) of the Unified Development Ordinance. A public hearing on this appeal is scheduled to be held before City Council at **6 p.m. on Wednesday, August 16, 2023**. City Council will be provided with a copy of the original staff report to assist in their review of this request. Please contact myself at edears@suffolkva.us or 757-514-4063 or Keith Cannady at wcannady@suffolkva.us or 757-514-4071 if you have any questions or would like additional information.



CITY OF SUFFOLK

442 W. WASHINGTON STREET, POST OFFICE BOX 1858, SUFFOLK, VIRGINIA 23439-1858
PHONE: (757) 514-4060 FAX: (757) 539-7693

DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT

Division of Planning

MEMORANDUM

TO: Historic Landmarks Commission

FROM: Erin Dears, Planner

RE: NAPC Training Opportunity

DATE: August 3, 2023

There is a National Alliance of Preservation Commissions (NAPC) training opportunity on September 15, 2023 in Virginia Beach from 9am-4pm. Online registration is required as there are a limited number of spots.

Please see attached flyer for more information.



CAMP Resilience and Disaster Planning® is a cutting-edge training program geared toward preservation commissioners, staff, preservation leaders, and practitioners at the local level working to preserve cultural resources in the face of disaster events. The National Alliance of Preservation Commissions (NAPC) developed this training, which is modeled in the same format as the nationally renowned Commission Assistance and Mentoring Program (CAMP®).

An exceptional team of CAMP Trainers will lead engaging presentations and group discussions, customized to address the protection of Virginia's irreplaceable cultural resources from the impacts of hurricanes and other disasters. There will also be opportunities for networking throughout the training. Trainees will leave with NAPC's Resilience and Disaster Planning Digital Toolkit, a comprehensive and ever-growing collection of resilience and disaster planning resources to utilize moving forward. Each trainee will also receive a complimentary one-year membership with NAPC, a valuable opportunity to stay informed about preservation at the local level.

This training is eligible for continuing education credit through the American Institute of Architects and the American Institute of City Planners. Certificates of Completion are also available by request.

For more information on NAPC, please visit: www.napcommissions.org/

*"Helping to build strong local preservation programs and leaders
through education, training and advocacy."*



Virginia Beach, VA
September 15, 2023

All sessions are eligible for AIA and AICP credits, including HSW credits for AIA members and targeted credits in Sustainability & Resilience for APA members.

9:00 - 9:15 | **Welcome and Introduction**

9:15 - 10:15

Disaster Planning & Recovery for Historic Communities: An Overview *Leslee Keys*

10:15 - 11:15

Pre-Disaster Adaptation and Post-Disaster Rehabilitation *Angela Schedel*

11:15 - 11:30 | **Break**

11:30 - 12:30

Disaster Preparedness & Recovery Planning *Leslee Keys*

12:30 - 1:30 | **Lunch Break**

1:30 - 2:30

Applying Design Review Standards and Guidelines to Disaster Adaptation & Recovery
Angela Schedel

2:30 - 2:45

Break

2:45 - 3:45

Design Review Exercise: Applying Standards and Guidelines to Disaster Adaptation *Aimee Sunny*

3:45 - 4:00

Wrap-up

National Alliance of Preservation Commissions

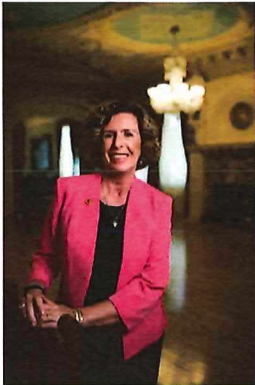
PO Box 1011, Virginia Beach, VA 23451

(757) 802-4141 | director@napcommissions.org | www.napcommissions.org

"Helping to build strong local preservation programs and leaders through education, training and advocacy."



CAMP Trainer Bios



Dr. Leslee F. Keys is the Principal with Keys and Associates, LLC, a Heritage, Arts and Cultural Preservation Services firm based in St. Augustine, Florida. She has a broad range of professional experience working in the public and private sectors and with academic institutions. Her efforts have assisted organizations with historic preservation, community planning, public engagement and disaster preparedness and recovery, especially through public-private and institutional partnerships. She is the immediate past Director of Historic Preservation and a former Assistant Professor with Flagler College in St. Augustine. Her fundraising expertise has assisted organizations and communities in securing \$47 million for projects, including resiliency efforts. She has published numerous books and articles on historic preservation, planning, public outreach, financial incentives for preservation, and sea level rise challenges to cultural resources. Keys has made nearly 100 presentations in 84 cities in 16 states, and Washington, D.C. In 2019, she co-chaired the Keeping History Above Water international conference and served as a World Monument Fund-Britain Sponsored Delegate to the Sea Change conference in England. Dr. Keys received a doctoral degree from the University of Florida in Historic Preservation and is the recipient of the inaugural Distinguished Alumni in Historic Preservation award. Also, she received the inaugural Roy E. Graham Award for Excellence in Historic Preservation Education from the Florida Trust for Historic Preservation and serves as a Trustee Emerita of the organization. She is the recipient of the Adelaide Sanchez Award for Historic Preservation and Restoration from the City of St. Augustine. She completed master's programs in History with honors and Urban and Regional Planning from Virginia Tech and holds a bachelor's degree in History, Pre-Law and Political Science from Ball State University and is an Honors College graduate. **Email:** keysandassociates@gmail.com

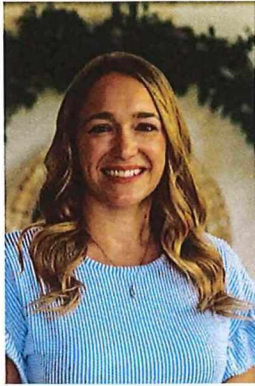


Dr. Angela Schedel is the Director of Coastal Programs at HDR, Inc. A licensed Professional Engineer, she directs projects conducting vulnerability assessments, climate adaptation recommendations, and coastal resilience plans. Her resilience projects in historic communities include Norfolk, VA; Washington, D.C.; Annapolis, MD; and the Florida cities of St. Augustine, Venice, Fort Lauderdale, and Punta Gorda. A retired Naval Aviator, Dr. Schedel served on the Superintendent's Sea Level Rise Advisory Council at the U.S. Naval Academy, which assessed the coastal flooding threat to the historic campus and provided adaptation recommendations. She currently serves on the board of the Florida Shore and Beach Preservation Association (FSBPA) with a focus on the resilience community and nature-based solutions. Her experience conducting resilience planning for National Historic Landmark communities is unmatched in the coastal engineering industry. **Email:** alschedel@gmail.com

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Aimee Sunny is the Director of Education for the Preservation Foundation of Palm Beach, a non-profit organization dedicated to preserving the architectural and cultural heritage of the Town of Palm Beach. Aimee oversees the Foundation's many educational programs, including the Little Red Schoolhouse Living History Program, the Heritage Education program, and the Foundation's Scholarship and Internship programs, and also leads advocacy initiatives, grant writing, and preservation projects. Prior to joining the Foundation, Aimee was the Senior Preservation Coordinator for the City of Lake Worth, Florida, where she administered all aspects of the City's Historic Preservation Program. While with the City, Aimee worked on updating the City's historic resource surveys and design guidelines through grant funding, and implemented a historic preservation awards program, a historic marker program, and a historic district signage plan. She also reviewed building permits and Certificates of Appropriateness in the City's six historic districts and led community outreach and education efforts. She previously worked for the architecture firm of Fairfax, Sammons & Partners designing classical and traditional residences, the Center for Historic Preservation at Ball State University, the City of Chicago's Historic Preservation Division, and Indiana Landmarks. Aimee completed her Master of Science in Historic Preservation at Ball State University, and her Bachelor of Architecture at the University of Notre Dame. Aimee is an avid traveler, having studied abroad in Italy and Australia, and has traveled extensively both in the US and abroad. Aimee serves on the Palm Beach County Historic Resources Review Board, is a certified planner with the American Institute of Certified Planners (AICP), is a member of the American Planning Association (APA), and is a National Council of Architectural Registration Boards (NCARB) licensure candidate. **Email: aimeesunny@gmail.com**

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